WARRANTY DEED

Bill Garrett Davidson County
Batch# 40204 DEEDWARR
12/21/2017 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $784.03
20171221-0129992

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF December 2017

Notary Public

MY COMMISSION EXPIRES: 5/27/2019.

(AFFIX SEAL)

MST 2017-1476

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette D. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melad Y Abdelmalak and Christine E Sawiris	Quicken Loans Inc.	149 04 0A 03300CO
(NAME)	(NAME)	
905 Townview Pl	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Moss Springs, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melad Y. Abdelmalak and Christine E. Sawiris, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 33B on the Plan of Resubdivision of Lot 33, Town View Subdivision of record in Instrument No. 20170724-0074732, revising Instrument No. 20080320-0028273, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Townview Homes, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Ribo, LLC, a Tennessee limited liability company of record in Instrument No. 20140730-0067955 Register's Office for Davidson County, Tennessee, dated July 28, 2014 and recorded on July 30, 2014.

Being a portion of the same property conveyed to Moss Springs, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Townview Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150316-0022261 Register's Office for Davidson County, Tennessee, dated December 02, 2014 and recorded on March 16, 2015. Being also known as 903 Townview Place Nashville, TN 37217.

Subject to: Property taxes for 2017 have been prorated and the Grantee has assumed payment thereof when same become due and payable; Subject to all matters shown on the Plan of record as Instrument Number 20170724-0074732, Register's Office of Davidson County, Tennessee. Storm Water Detention Agreement of record in Instrument Number 20060907-0110856, in the Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record as Instrument Number 200803200028273, Register's Office of Davidson County, Tennessee.

This property, known as 905 Townview Pl, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 19th DAY OF Dec, 2017.

Moss Springs, LLC

BY: _____

Title: Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvette Meldrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of Dec, 2017.

_____
Notary Public

My commission expires: 5/27/2019

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8/27/2019

Amelia Swanson
State of Tennessee Notary Public
Williamson County